



# Marion County Assessor

**Greg Bowes**

February 27, 2009

Mr. Barry Wood  
Indiana Department of Local Government Finance  
100 N Senate Ave, N-1058B  
Indianapolis IN 46204

Sir,

This letter is to serve as our narrative explanation for the Marion County annual adjustment process for 2007 pay 2008. The process began with the intake and review of the property sales information for the years of 2005 and 2006. Sales information is reviewed for not only accuracy in format, but for circumstances of the sale, including the type of ownership (i.e., bank sale) and changes in the improvements (i.e., vacant lot sold, but assessment included the new improvement). Once the sale was deemed valid, it was then used in our property valuation analysis.

The assessment data has been broken into various neighborhood delineations per IAAO standards since our 2002 reassessment. As value information has come about, the County has been able to better define and adjust some of those boundaries, which is an ongoing process. With the accurate creation of market neighborhoods, factors were then applied and statistical processes run to create a market adjusted valuation for each parcel. This process has created a market valuation for both sold and non-sold parcels throughout the County.

In Marion County, we received over 20,000 appeals for the 2006 assessments. We have been able to process over 15% of those to date. In the process of resolving those appeals, we were able to identify pockets of problems, and take steps to adjust them, not just for the parcels appealed, but for other parcels with the same circumstances. One example comes from Wayne Township, where the appeal work showed a need to review grade and condition in certain neighborhoods. Another example comes from the near south side of the city, where we identified an error in the land calculations and adjusted dozens of parcels.

As seen in our submitted ratio studies each property class by County, as well as by township, when adequate sales were available, has met the appropriate IAAO standards for accuracy and uniformity.

If you should have any questions, please contact me at (317) 327-4212.

Sincerely,

Greg Bowes  
Marion County Assessor